

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 N/S Mohrs Lane, 204' E of the *
 opposite c/l of Pulaski Highway * ZONING COMMISSIONER
 (1335 Mohrs Lane) *
 15th Election District * OF BALTIMORE COUNTY
 5th Councilmanic District *
 * Case No. 96-159-X
 Frank Petrucci, Jr., et ux, and *
 Albert J. Anderson, et ux - *
 Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for that property known as 1335 Mohrs Lane, located adjacent to the Price Club Membership Warehouse facility on Pulaski Highway in White Marsh. The Petition was filed by the owners of the property, Frank Petrucci, Jr., his wife, Stella Petrucci, Albert J. Anderson, and his wife, Doris A. Anderson, through their attorney, Anthony J. DiPaula, Esquire. The Petitioners seek approval of the use of the subject property, zoned B.R.-A.S., for a (self-service) car wash facility, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), and a car wash auxiliary service use on land zoned M.L.-I.M., pursuant to Section 253.2.B.2 of the B.C.Z.R., and subject to the provisions of Section 419 of the B.C.Z.R. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Albert J. and Doris A. Anderson, co-owners of the subject property, Joseph E. Welsh, Professional Engineer/Registered Property Line Surveyor, who prepared the site plan for this project, and Anthony J. DiPaula, Esquire, attorney for the Petitioners. There were no Protestants present.

ORDER RECEIVED FOR FILING
 Date 11/29/95
 By [Signature]

[Signature]

Testimony and evidence offered revealed that the subject property consists of 0.666 acres, more or less, split zoned M.L.-A.S. and B.R.-A.S. and is improved with a dwelling and vehicle repair facility. Presently the property is used as a junk yard and a number of junked automobiles and auto parts are stored on the site. In addition, several old, dilapidated buildings are located on the property. The property has not been maintained for some time and is overgrown with weeds. The Andersons, who intend to sell their ownership and become Contract Lessees of the subject property, propose to rehabilitate the site with the installation of a seven-bay, self-service car wash facility as shown on Petitioner's Exhibit 1. Six of the bays will be fully enclosed, with the seventh bay remaining open to allow larger vehicles. Vehicular access to the site will be by way of Mohrs Lane.

As noted above, the property is located adjacent to the Price Club Membership Warehouse facility, and other commercial/retail uses. The proposed car wash use is compatible with the zoning classification of the property and surrounding uses. The Petitioners have obtained an exemption from the requirement of a Hearing Officer's Hearing in accordance with the development review process; however, Mr. Anderson indicated that he has obtained input from the County and the necessary approvals as they relate to certain issues of the redevelopment of the property, including storm water management, connections to public utilities, and public works' standards. Approval of the storm water management plan has been obtained from the County and runoff will be directed into the County storm drain system.

It should also be noted that the Zoning Plans Advisory Committee (ZAC) comments indicate a support of this project from the Office of Planning and Zoning and the comments submitted by the Development Plans Review

division indicates that the entrance to this site will be widened and constructed pursuant to Public Works' standards. The testimony proffered by Mr. Welsh is that the proposed access to this site complies with those standards. The Petitioners also submitted a landscape plan which was marked into evidence as Petitioner's Exhibit 3. Mr. Anderson indicated that Mr. Avery Harden, Baltimore County's Landscape Architect, has reviewed this plan and has tentatively approved same. Thus, as a condition of approval, landscaping of the subject property shall be in accordance with the landscape plan identified herein as Petitioner's Exhibit 3.

It is clear that the B.C.Z.R. permits the use proposed in a M.L.-A.S. and B.R.-A.S. zones by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes

of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

In addition to the standards of Section 502.1 of the B.C.Z.R., certain provisions of Section 419 of the B.C.Z.R. must be met and in this regard, letters were received from surrounding businesses (Petitioner's Exhibits 2A through 2C), indicating their support of this project, and a need for the proposed facility in this locale.

After reviewing all of the testimony and evidence presented, it appears that the use proposed meets the special exception requirements set forth in Section 502.1 of the B.C.Z.R., and that the requirements of Section 419 of the B.C.Z.R. will be met. Thus, the relief requested should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special exception should be granted.

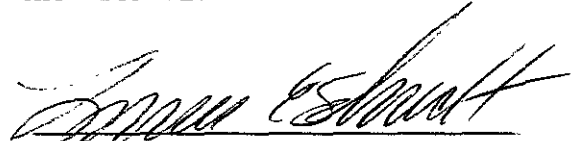
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of November, 1995 that the Petition for Special Exception seeking approval to use the subject property, zoned B.R.-A.S., for a (self-service) car wash facility, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), and a car wash auxiliary service use on land zoned M.L.-I.M., pursuant to Section 253.2.B.2 of the B.C.Z.R., and subject to the provisions of Section 419 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) All landscaping for the subject site shall be in accordance with Petitioner's Exhibit 3.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 29, 1995

Anthony J. DiPaula, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
N/S Mohrs Lane, 204' E of the opposite c/l of Pulaski Highway
(1335 Mohrs Lane)
15th Election District - 5th Councilmanic District
Frank Petrucci, Jr., et ux, & Albert J. Anderson, et ux - Petitioners
Case No. 96-159-X

Dear Mr. DiPaula:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Frank Petrucci, Jr.
6605 Marietta Avenue, Baltimore, Md. 21214

Mr. & Mrs. Albert J. Anderson
2410 Edwards Lane, Churchville, Md. 21028

People's Counsel

File

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

96-159-X

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a self-service car wash facility in a BR-CS-1 zone as permitted under Section 236.4, and as a car wash auxiliary service use in a ML-IM zone as permitted under Section 253.2B.2., all subject to the provisions of Section 419.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

~~Contract Purchaser~~/Lessee:

Albert J. Anderson

(Type or Print Name)

x *Albert J. Anderson*

Signature

2410 Edwards Lane

Address

Churchville, MD 21028

City and State

Attorney for Petitioner:

Anthony J. DiPaula

(Type or Print Name)

Covahey & Boozer, P.A.

Anthony J. DiPaula

Signature

614 Bosley Avenue

Address

Towson, MD 21204

City and State

Attorney's Telephone No.: 828-9441

Legal Owner(s):

Frank Petrucci, Jr.

Stella Petrucci

(Type or Print Name)

x *Stella Petrucci*

Signature

Albert J. Anderson

Doris A. Anderson

(Type or Print Name)

Albert J. Anderson *Doris A. Anderson*

Signature

6605 Marietta Ave., Baltimore, MD 21214

2410 Edwards Ln, Churchville, MD 21028

Address

Phone No.

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Albert J. Anderson

Name

2410 Edwards Ln. Churchville, MD 21028

Address

Phone No. 836-2476



OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING -1/2HR. (+1HR.)

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: MDK DATE 10/10/95

ORDER RECEIVED FOR FILING

Date 11/29/95

By [Signature]

WHITE MARSH CAR WASH - MOHR'S LANE DEED DESCRIPTION

96-159-X

Beginning at a point in the centerline of U.S. Route 40, Pulaski Highway, at a point of intersection with the northerly right-of-way line of Mohr's Lane and leaving said point of intersection and running thence South 66 degrees 55 minutes 50 seconds East 78.80 feet to a point on the U.S. Route 40 easterly right-of-way line and on the northerly right-of-way line of Mohr's Lane and leaving the said U.S. Route 40 right-of-way line and running thence binding on the northerly right-of-way line of Mohr's Lane South 66 degrees 55 minutes 50 seconds East 128.82 feet to the southwesterly corner of the herein described lot, and leaving said point and running thence still binding on the northerly right-of-way line of Mohr's Lane and with the herein described lot South 66 degrees 55 minutes 50 seconds East 168.80 feet to a pipe found at the southeast corner of the herein described lot and leaving said pipe and the Mohr's Lane right-of-way line and running thence the following three courses:

- 1) North 34 degrees 45 minutes 00 seconds East 197.00 feet
- 2) North 60 degrees 30 minutes 00 seconds West 127.02 feet
- 3) South 46 degrees 26 minutes 50 seconds West 205.18 feet

to a point on the Mohr's Lane right-of-way line at the end of the 2nd line of this description, the lot size being 0.666 acre more or less.



152

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-157-X
Towson, Maryland

District 1338 Date of Posting 11/14/95

Posted for: Special Exemption

Petitioner: White House for Work

Location of property: 1338 Mohr's Hwy. N.E.

Location of Sign: Facing road way on property of White House

Remarks: _____
Posted by Michael Date of return: 11/10/95
Signature _____
Number of Signs: 1

Michael

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed amendment to the zoning map of Baltimore County, Maryland, in Room 108 of the County Office Building, 111 W. Chase-

Peake Avenue, in Towson, Maryland, 21204, on Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #98-159-X

(Item 152)

1335 Moirs Lane
White Marsh Car Wash,
M/S Morris Lane, 204' E of c/I
Pulaski Highway
15th Election District
5th Councilmanic
Legal Owner(s):
Frank and Stella Perucci & Albert and Denis Anderson
Lessee:

Albert J. Anderson

Hearing: Wednesday, November 22, 1998 at 2:00 p.m. in Room 118, Old Courthouse.

Special Exception: for a self-service car wash facility in a B.R.-C.S.-1 zone and a car wash auxiliary service used in a M.L.-I.M. zone as permitted.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations, please call 687-3353.

(2) For information concerning the file and/or hearing, please call 687-3391.

c74387/1/066 Nov. 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11/3, 19 95

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/2, 19 95.

THE JEFFERSONIAN,

A. H. Henkle
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

96-159-X

DATE 10/10/95

ACCOUNT 01-615

Item: 152

By: MXL

AMOUNT \$ 335.00

RECEIVED Anderson, Albert - 1335 Mohr's Lane
FROM:

050- Special Exception - \$ 300.00
080- 1 sign - \$ 35.00

FOR: Total - \$ 335.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 152 Petitioner: Albert Anderson

Location: 1335 Mohrs Lane

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Albert J. Anderson

ADDRESS: 2410 Edwards Lane

Churchville, MD 21028

PHONE NUMBER: 836-2476





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 27, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-159-X(Item 152)
1335 Mohrs Lane
White Marsh Car Wash
N/S Mohrs Lane, 204' E of c/l Pulaski Highway
15th Election District - 5th Councilmanic
Legal Owners: Frank and Stella Petrucci & Albert and Doris Anderson
Lessee: Albert J. Anderson

Special Exception for a self-service car wash facility in a B.R.-C.S.-1 zone and a car wash auxiliary service use in a M.L.-I.M. zone as permitted.

HEARING: WEDNESDAY, NOVEMBER 22, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Frank and Stella Petrucci
Albert and Doris Anderson
Anthony J. DiPaula, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 15, 1995

Anthony J. DiPaula, Esquire
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204

RE: Item No.: 152
Case No.: 96-159-X
Petitioner: Frank Petrucci, et ux

Dear Mr. DiPaula:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 10, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: October 26, 1995

FROM: Pat Keller, Director, OP

SUBJECT: Petrucci Property

INFORMATION:

Item Number: 152

Petitioner: Petrucci/Anderson

Property Size: _____

Zoning: BR-AS

Requested Action: Special Exception

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and analysis conducted, staff supports the use of the site for a car wash at this particular location. However, the applicant should be required to provide enhanced landscape treatment along Mohrs Lane in order to compliment the recently developed Price Club Center.

Prepared by: Jeffrey W. Long

Division Chief: Cary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 30, 1995
Zoning Administration and Development Management

FROM: *PWB* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for October 30, 1995
Item 152

The Development Plans Review Division has reviewed the subject zoning item. The entrance shall be constructed per Dept. of Public Works Road and Street Detail Standard Plate R-32.

A final landscape plan must be approved prior to the release of permits.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 30, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

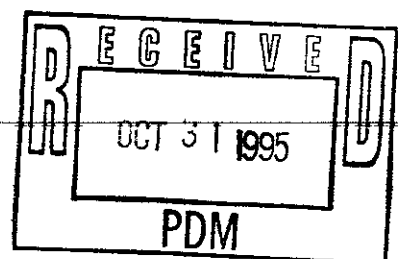
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 152, 156, 157, 158,
159 & 160. ✓

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File







**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-23-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 152 (MJK)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#152 — MJK

1. Folder says zoning is M.L.-A.S. & B.R.-A.S.; petition wording says B.R.- C.S.-1 & M.L.-I.M. — Which is correct??
2. No telephone numbers for legal owners.

#155 — MJK

1. Need title of person signing for legal owner, as well as authorization for this person to sign.

#158 — MJK

1. No telephone number for legal owner.
2. See planner's memo to hearing officer (no plats, plan is illegible).

#159 — MJK

1. No telephone number for legal owner.

File
96-159X
Granted
11/29/95

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
1335 Mohrs Lane (White Marsh Car Wash),		
N/S Mohrs Ln, 204' E of c/l Pulaski Hwy	*	ZONING COMMISSIONER
15th Election District, 5th Councilmanic		
	*	OF BALTIMORE COUNTY
F. & S. Petrucci, Jr. & A. & D. Anderson		
Petitioners	*	CASE NO. 96-159-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of November, 1995, a copy of the foregoing Entry of Appearance was mailed to Anthony J. DiPaula, Esquire, 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Anthony J. DiPaula, Esq.

614 Basley Ave. - 2120x

ALBERT J. ANDERSON

2410 EDWARDS Ld. - CHURCHVILLE MD 21028

DORIS A. ANDERSON

" " " "

JOSEPH E. WELSH

2 PARADISE DRIVE, HAVRE de GRACE MD 21078

B & L Motors, Inc.

10001 Pulaski Hwy. Baltimore, MD 21220

(410) 687-0504



Quality Used Cars
Complete Car Service

July 12, 1995

Dear Sir:

I have owned and operated my used car business and adjoining repair shops located at 10001 Pulaski Highway for the last 30 years. My business borders Mr. Anderson's property. He has fully informed me of his plans to construct a self service car wash. I think this business fits the surrounding industrial area perfectly and I fully intend using his car wash to spic & span my own inventory of autos on a daily basis.

Thanks Mr. Anderson for getting rid of an eye sore and I know from your plans that the car wash will be an asset and will help to vastly improve the image of our community.

Clayton L. Leford

2A



HARVEY SALT COMPANY

"Serving Industry"

1325 Mohrs Lane / Baltimore, Maryland 21220
410-391-9100 / 800-527-4571 / FAX 410-391-9104

DEAR SIR -

IN THE NAME OF HARVEY SALT CO
I HAVE OPERATED AND MAINTAINED THE BUSINESS
FROM MY LOCATION ON MOHR'S LANE FOR MANY
YEARS.

MR. ANDERSON, WHO OWNS THE PROPERTY
THAT JOINS OURS, HAS INFORMED ME OF HIS
INTENT TO DEVELOP HIS PROPERTY INTO A SELF-
SERVICE CARWASH. IF TRUE, THIS SUITS THE
SURROUNDINGS AREA, AND WE UNDERSTAND WE WILL
HAVE A BAY THAT WILL ACCEPT LARGE TRUCKS, SUCH AS
OURS, AND WE HOPE TO UTILIZE THIS WHENEVER
POSSIBLE. I KNOW MANY OF OUR EMPLOYEES
WILL USE IT.

WE LOOK FORWARD TO A NEIGHORLY,
COOPERATIVE RELATIONSHIP AND WISH MR ANDERSON
SUCCESS.

PETITIONER'S ^{BOOK} TRULY

EXHIBIT 2B

MR. AL ANDERSON

2410 EDWARDS LANE

CHURCHVILLE, MD - 21028

Charles G. H. V.P.
7/25/95

my

ADDRESS -

BUNTING DOOR & HARDWARE COMPANY, INC.

10015 PULASKI HIGHWAY
BALTIMORE, MARYLAND 21220

PHONE: (301) 574-8123

FAX: (301) 574-8171

July 10, 1995

To Whom It May Concern,

It has been brought to our attention that a car wash is being planned for Mohrs Lane. It borders the rear of our property.

We believe it will be a welcome addition to our community.

It can be utilized by our industrial neighbors in addition to ourselves.

We don't believe it will have any effect on our surrounding area.

If we can provide any additional information please feel free to call.

Sincerely,

Melvin J. Bunting
Melvin J. Bunting

MJB/jb

EXHIBIT 2C

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
N/3 Mohrs Lane, 204' E of the * ZONING COMMISSIONER
opposite c/l of Pulaski Highway (1335 Mohrs Lane)
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District * Case No. 96-159-X
Frank Petrucci, Jr., et ux, and
Albert J. Anderson, et ux -
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for that property known as 1335 Mohrs Lane, located adjacent to the Price Club Membership Warehouse facility on Pulaski Highway in White Marsh. The Petition was filed by the owners of the property, Frank Petrucci, Jr., his wife, Stella Petrucci, Albert J. Anderson, and his wife, Doris A. Anderson, through their attorney, Anthony J. DiPaula, Esquire. The Petitioners seek approval of the use of the subject property, zoned B.R.-A.S., for a (self-service) car wash facility, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), and a car wash auxiliary service use on land zoned M.L.-I.M., pursuant to Section 253.2.B.2 of the B.C.Z.R., and subject to the provisions of Section 419 of the B.C.Z.R. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Albert J. and Doris A. Anderson, co-owners of the subject property, Joseph E. Welsh, Professional Engineer/Registered Property Line Surveyor, who prepared the site plan for this project, and Anthony J. DiPaula, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.666 acres, more or less, split zoned M.L.-A.S. and B.R.-A.S. and is improved with a dwelling and vehicle repair facility. Presently the property is used as a junk yard and a number of junked automobiles and auto parts are stored on the site. In addition, several old, dilapidated buildings are located on the property. The property has not been maintained for some time and is overgrown with weeds. The Andersons, who intend to sell their ownership and become Contract Lessees of the subject property, propose to rehabilitate the site with the installation of a seven-bay, self-service car wash facility as shown on Petitioner's Exhibit 1. Six of the bays will be fully enclosed, with the seventh bay remaining open to allow larger vehicles. Vehicular access to the site will be by way of Mohrs Lane.

As noted above, the property is located adjacent to the Price Club Membership Warehouse facility, and other commercial/retail uses. The proposed car wash use is compatible with the zoning classification of the property and surrounding uses. The Petitioners have obtained an exemption from the requirement of a Hearing Officer's Hearing in accordance with the development review process; however, Mr. Anderson indicated that he has obtained input from the County and the necessary approvals as they relate to certain issues of the redevelopment of the property, including storm water management, connections to public utilities, and public works' standards. Approval of the storm water management plan has been obtained from the County and runoff will be directed into the County storm drain system.

It should also be noted that the Zoning Plans Advisory Committee (ZAC) comments indicate a support of this project from the Office of Planning and Zoning and the comments submitted by the Development Plans Review

- 2 -

division indicates that the entrance to this site will be widened and constructed pursuant to Public Works' standards. The testimony proffered by Mr. Welsh is that the proposed access to this site complies with those standards. The Petitioners also submitted a landscape plan which was marked into evidence as Petitioner's Exhibit 3. Mr. Anderson indicated that Mr. Avery Harden, Baltimore County's Landscape Architect, has reviewed this plan and has tentatively approved same. Thus, as a condition of approval, landscaping of the subject property shall be in accordance with the landscape plan identified herein as Petitioner's Exhibit 3.

It is clear that the B.C.Z.R. permits the use proposed in a M.L.-A.S. and B.R.-A.S. zones by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes

- 3 -

of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

In addition to the standards of Section 502.1 of the B.C.Z.R., certain provisions of Section 419 of the B.C.Z.R. must be met and in this regard, letters were received from surrounding businesses (Petitioner's Exhibits 2A through 2C), indicating their support of this project, and a need for the proposed facility in this locale.

After reviewing all of the testimony and evidence presented, it appears that the use proposed meets the special exception requirements set forth in Section 502.1 of the B.C.Z.R., and that the requirements of Section 419 of the B.C.Z.R. will be met. Thus, the relief requested should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special exception should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of November, 1995 that the Petition for Special Exception seeking approval to use the subject property, zoned B.R.-A.S., for a (self-service) car wash facility, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), and a car wash auxiliary service use on land zoned M.L.-I.M., pursuant to Section 253.2.B.2 of the B.C.Z.R., and subject to the provisions of Section 419 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

- 4 -

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

- 2) All landscaping for the subject site shall be in accordance with Petitioner's Exhibit 3.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 29, 1995

Anthony J. DiPaula, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
N/3 Mohrs Lane, 204' E of the opposite c/l of Pulaski Highway
(1335 Mohrs Lane)
15th Election District - 5th Councilmanic District
Frank Petrucci, Jr., et ux, & Albert J. Anderson, et ux - Petitioners
Case No. 96-159-X

Dear Mr. DiPaula:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management offices at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Frank Petrucci, Jr.
6605 Marietta Avenue, Baltimore, Md. 21214

Mr. & Mrs. Albert J. Anderson
2410 Edwards Lane, Churchville, Md. 21028

People's Counsel

File

- 5 -

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a self-service car wash facility in a BR-CS-1 zone as permitted under Section 236.4, and as a car wash auxiliary service use in a M.L.-I.M. zone as permitted under Section 253.2.B.2., all subject to the provisions of Section 419.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we, are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Albert J. Anderson

(Type or Print Name)

Signature

2410 Edwards Lane

Address

Churchville, MD 21028

City and State

Attorney for Petitioner:

Anthony J. DiPaula

(Type or Print Name)

Signature

614 Bosley Avenue

Address

Towson, MD 21204

City and State

Attorney's Telephone No.: 828-9441

Legal Owner(s): Frank Petrucci, Jr.

(Type or Print Name)

Signature

2. Stella Petrucci

(Type or Print Name)

Signature

Doris A. Anderson

(Type or Print Name)

Signature

6605 Marietta Ave., Baltimore, MD 21214

Address

2410 Edwards Ln., Churchville, MD 21028

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Albert J. Anderson

Name

2410 Edwards Ln. Churchville, MD 21028

Address

Phone No. 836-2476

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - 1/2HR.

AVAILABLE FOR HEARING

ALL MON./TUES./WED. - NEXT TWO MONTHS

OTHER

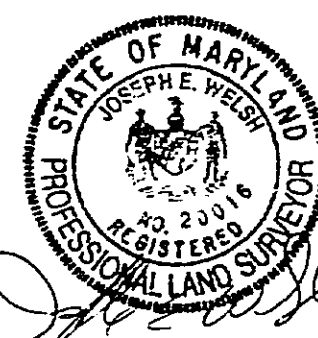
REVIEWED BY: DATE 12/6/95

WHITE MARSH CAR WASH - MOHR'S LANE DEED DESCRIPTION 96-159-X

Beginning at a point in the centerline of U.S. Route 40, Pulaski Highway, at a point of intersection with the northerly right-of-way line of Mohr's Lane and leaving said point of intersection and running thence South 66 degrees 55 minutes 50 seconds East 78.80 feet to a point on the U.S. Route 40 easterly right-of-way line and on the northerly right-of-way line of Mohr's Lane and leaving the said U.S. Route 40 right-of-way line and running thence binding on the northerly right-of-way line of Mohr's Lane South 66 degrees 55 minutes 50 seconds East 128.82 feet to the southwesterly corner of the herein described lot, and leaving said point and running thence still binding on the northerly right-of-way line of Mohr's Lane and with the herein described lot South 66 degrees 55 minutes 50 seconds East 168.80 feet to a pipe found at the southeast corner of the herein described lot and leaving said pipe and the Mohr's Lane right-of-way line and running thence the following three courses:

- 1) North 34 degrees 45 minutes 00 seconds East 197.00 feet
- 2) North 60 degrees 30 minutes 00 seconds West 127.02 feet
- 3) South 46 degrees 26 minutes 50 seconds West 205.18 feet

to a point on the Mohr's Lane right-of-way line at the end of the 2nd line of this description, the lot size being 0.666 acre more or less.



152

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12A Date of Posting: 11/14/95
Posted for: Special Exception
Petitioner: White Marsh Car Wash
Location of property: 1335 Mohr Lane, NE
Location of Sign: Along road way on property
Remarks: None
Posted by: [Signature] Date of return: 11/14/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 11/3, 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/2, 1995.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Special Exception for a self-service car wash facility in a B.S.-C.S.-1 zone and a car wash auxiliary service use in a M.L.-I.M. zone as permitted. The hearing will be held on Wednesday, November 22, 1995, at 2:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204. The following is a list of the property owners and the legal owners of the property involved in the hearing:
Case 96-159-X (Item 152)
1335 Mohr Lane
White Marsh Car Wash
N/S Mohr Lane, 204' E of c/1 Pulaski Highway
15th Election District - 5th Councilmanic
Legal Owners: Frank and Stella Petrucci & Albert and Doris Anderson
Lessee: Albert J. Anderson
Special Exception for a self-service car wash facility in a B.S.-C.S.-1 zone and a car wash auxiliary service use in a M.L.-I.M. zone as permitted.
LAWRENCE S. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are held on Wednesdays. For special accommodations please call 887-3393.
(2) For information concerning the hearing, please call 887-3391.
(3) For information concerning the file and/or hearing, contact this office at 887-3391.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT 96-159-X 007854
DATE: 10/12/95 ACCOUNT: 01-615
FROM: Item 152
By: [Signature] AMOUNT: \$ 335.00
RECEIVED: Arnold, Albert - 1335 Mohr Lane
FROM: 050- Special Exc. Fee - \$ 300.00
060- Sign - \$ 35.00
Total: \$ 335.00
FOR: 01A0140093NCHRC
BA 0009145A010-95 \$355.00
DISTRIBUTION: WIRE CASHIER FW: AGENCY YELLOW CASHIER
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 152 Petitioner: Albert Anderson
Location: 1335 Mohr Lane
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Albert J. Anderson
ADDRESS: 2410 Edwards Lane
Churchville, MD 21028
PHONE NUMBER: 836-2476



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 27, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-159-X (Item 152)
1335 Mohr Lane
White Marsh Car Wash
N/S Mohr Lane, 204' E of c/1 Pulaski Highway
15th Election District - 5th Councilmanic
Legal Owners: Frank and Stella Petrucci & Albert and Doris Anderson
Lessee: Albert J. Anderson

Special Exception for a self-service car wash facility in a B.S.-C.S.-1 zone and a car wash auxiliary service use in a M.L.-I.M. zone as permitted.

HEARING: WEDNESDAY, NOVEMBER 22, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Frank and Stella Petrucci
Albert and Doris Anderson
Anthony J. DiPaola, Esq.

NOTES: (1) ZONING ITEM & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3393.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: October 26, 1995
FROM: Pat Keller, Director, OP
SUBJECT: Petrucci Property
INFORMATION:
Item Number: 152
Petitioner: Petrucci/Anderson
Property Size: _____
Zoning: BR-AS
Requested Action: Special Exception
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and analysis conducted, staff supports the use of the site for a car wash at this particular location. However, the applicant should be required to provide enhanced landscape treatment along Mohr Lane in order to compliment the recently developed Price Club Center.

Prepared by: [Signature]
Division Chief: [Signature]
PK/JL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Oct. 30, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division
RE: Zoning Advisory Committee Meeting
for October 30, 1995
Item 152

The Development Plans Review Division has reviewed the subject zoning item. The entrance shall be constructed per Dept. of Public Works Road and Street Detail Standard Plate R-32.

A final landscape plan must be approved prior to the release of permits.

RWB:sw



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 15, 1995

Anthony J. DiPaola, Esquire
Covahey & Booser, P.A.
614 Bosley Avenue
Towson, MD 21204

RE: Item No.: 152
Case No.: 96-159-X
Petitioner: Frank Petrucci, et ux

Dear Mr. DiPaola:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 10, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
[Signature]
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
LOCATION: DISTRIBUTION MEETING OF OCT. 30, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 152, 156, 157, 158, 159 & 160.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 152 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#152 -- MJK

- Folder says zoning is M.L.-A.S. & B.R.-A.S.; petition wording says B.R.-C.S.-1 & M.L.-I.M. -- Which is correct??
- No telephone numbers for legal owners.

#155 -- MJK

- Need title of person signing for legal owner, as well as authorization for this person to sign.

#158 -- MJK

- No telephone number for legal owner.
- See planner's memo to hearing officer (no plats, plan is illegible).

#159 -- MJK

- No telephone number for legal owner.

RE: PETITION FOR SPECIAL EXCEPTION *
1335 Mohrs Lane (White Marsh Car Wash), *
W/S Mohrs Ln, 204' E of c/I Pulaski Hwy *
15th Election District, 5th Councilmanic *
F. & S. Petrucci, Jr. & A. & D. Anderson *
Petitioners *
* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-159-X
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of November, 1995, a copy of the foregoing Entry of Appearance was mailed to Anthony J. DiPaula, Esquire, 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Anthony J. DiPaula, Esq.
Robert L. Anderson
Doris A. Anderson
Joseph E. Welsh

ADDRESS

614 Bosley Ave - 21204
2410 Edwards Ln - (Charmelle and Robert)
" " " " " "
2 Paradise Drive, Anne de Grace MD 21078

B & L Motors, Inc.
10001 Pulaski Hwy, Baltimore, MD 21220
(410) 687-0504



Quality Used Cars
Complete Car Service

July 12, 1995

Dear Sir:

I have owned and operated my used car business and adjoining repair shops located at 10001 Pulaski Highway for the last 30 years. My business borders Mr. Anderson's property. He has fully informed me of his plans to construct a self service car wash. I think this business fits the surrounding industrial area perfectly and I fully intend using his car wash to spic & span my own inventory of autos on a daily basis.

Thanks Mr. Anderson for getting rid of an eye sore and I know from your plans that the car wash will be an asset and will help to vastly improve the image of our community.

Charles G. J. V.P.
EXHIBIT 2A

HARVEY SALT COMPANY
"Serving Industry"

1325 Mohrs Lane / Baltimore, Maryland 21220
410-391-9100 / 800-527-4571 / FAX 410-391-9104

Dear Sir -
I have owned and operated the business from my location on Mohrs Lane for many years.

Mr. Anderson, who owns the property fronting mine, has informed me of his intent to develop his property into a self-service car wash. We think this suits the surrounding area, and we understand he will have a bay that will accept large trucks, such as ours, and we hope to utilize this whenever possible. I know many of our employees will use it.

We look forward to a neighborly, cooperative relationship and wish Mr. Anderson success.

PETITIONER'S TRULY
EXHIBIT 2B
Charles G. J. V.P.
7/12/95
MR. AL ANDERSON
2410 EDWARDS LANE
CHURCHVILLE, MD - 21028

BUNTING DOOR & HARDWARE COMPANY, INC.

10015 PULASKI HIGHWAY
BALTIMORE, MARYLAND 21220
PHONE: (301) 574-8123

FAX: (301) 574-8171

July 10, 1995

To Whom It May Concern,

It has been brought to our attention that a car wash is being planned for Mohrs Lane. It borders the rear of our property. We believe it will be a welcome addition to our community. It can be utilized by our industrial neighbors in addition to ourselves.

We don't believe it will have any effect on our surrounding area.

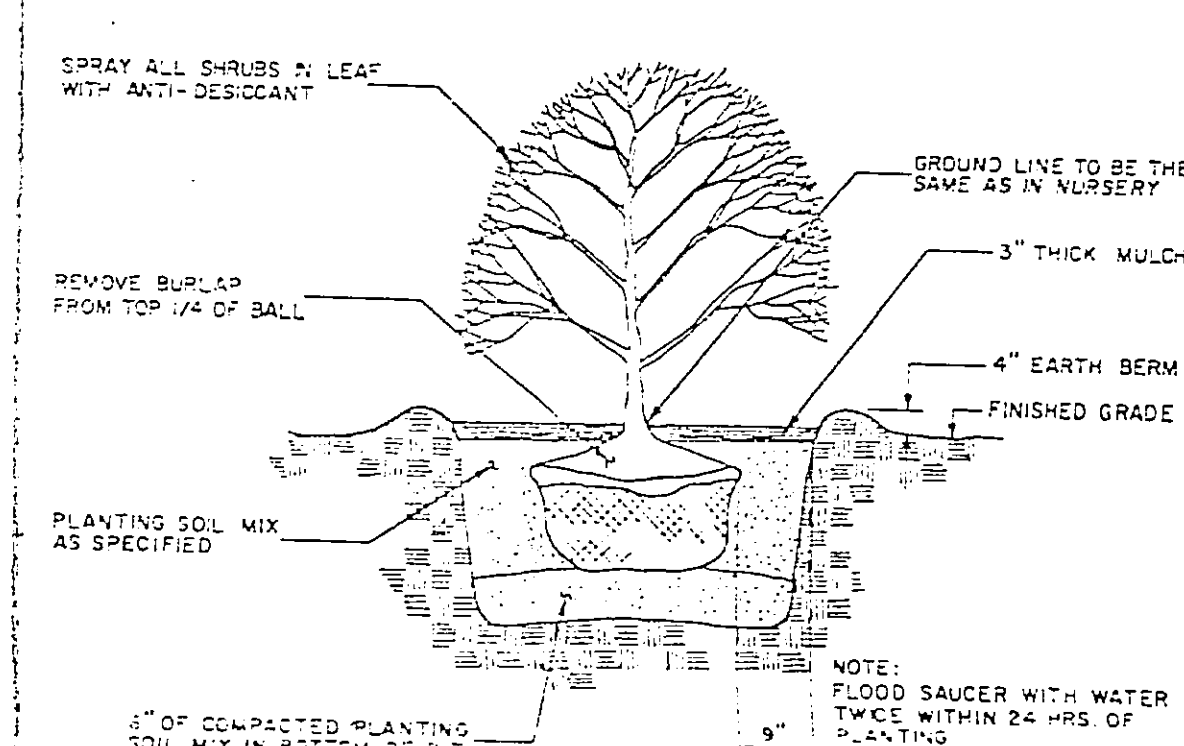
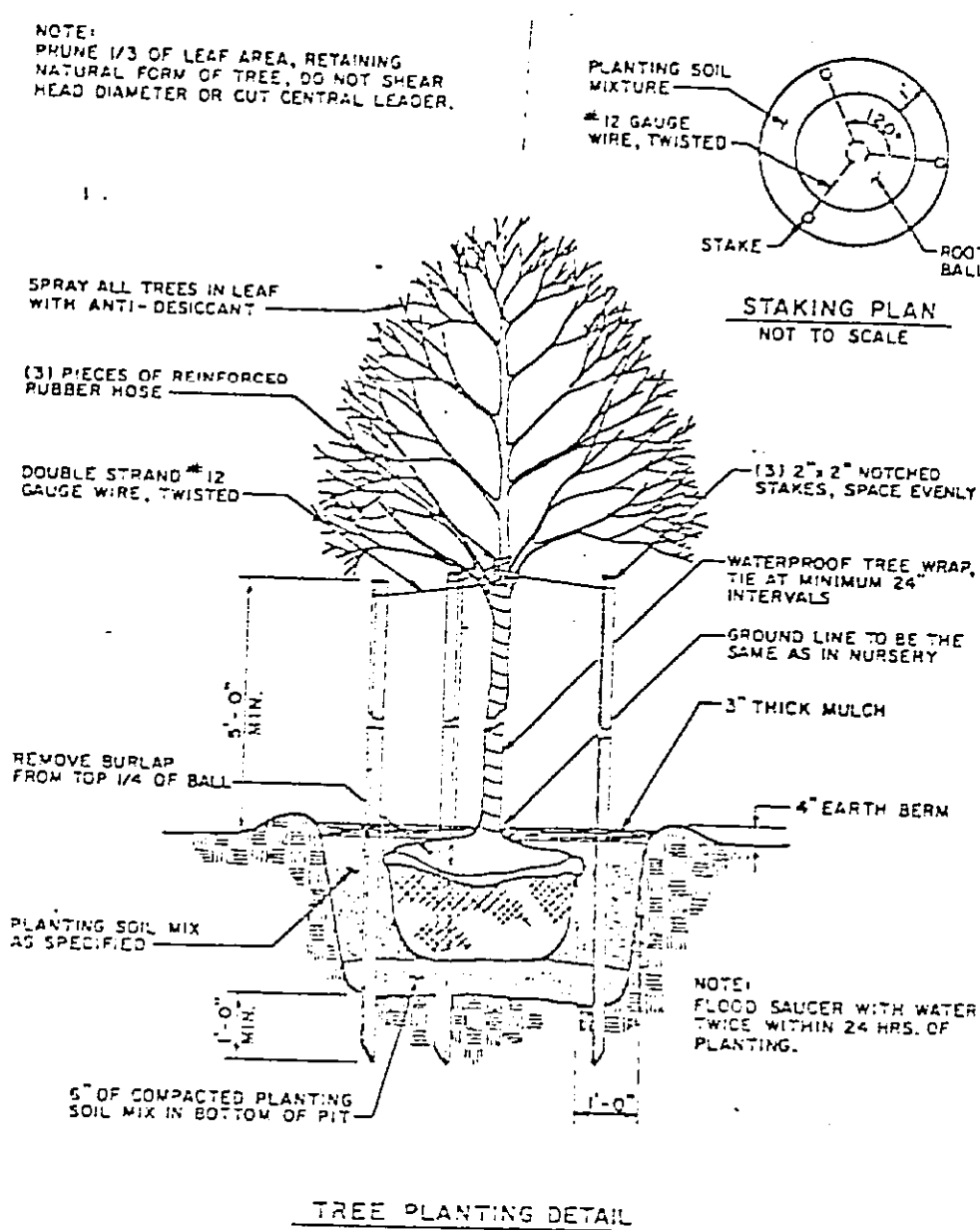
If we can provide any additional information please feel free to call.

Sincerely,
Helvin G. Bunting
Helvin G. Bunting

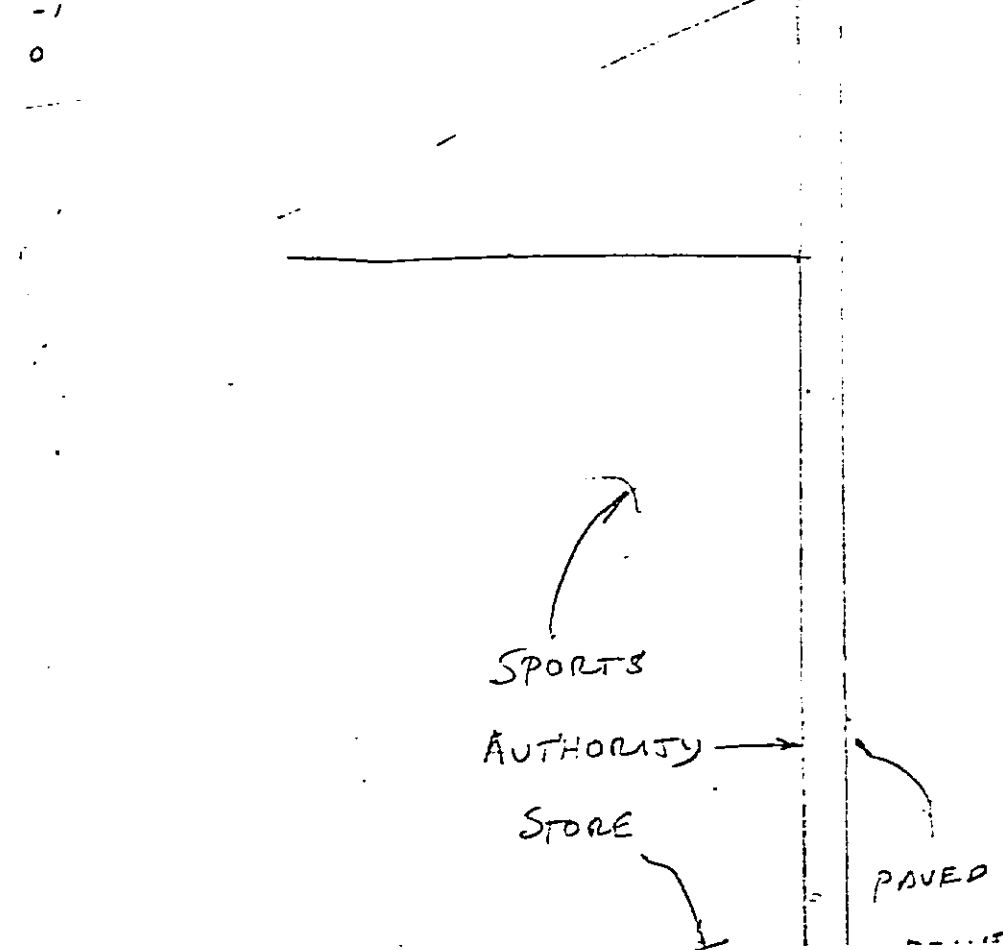
MGB/jb

EXHIBIT 2C

HOLLOW METAL DOORS & FRAMES • WOOD DOORS • BUILDERS HARDWARE • WASHROOM ACCESSORIES



B) HSG "C"



GENERAL NOTES

QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN, "AMERICAN STANDARDS FOR NURSERY STOCK".

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE NECESSARY ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS SHOWN" LOCATION OF ALL UTILITIES.

NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE GRADED.

ALL SHADE TREES SHALL BRANCH A MINIMUM OF 5'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE PLANTING DETAIL SHEET.

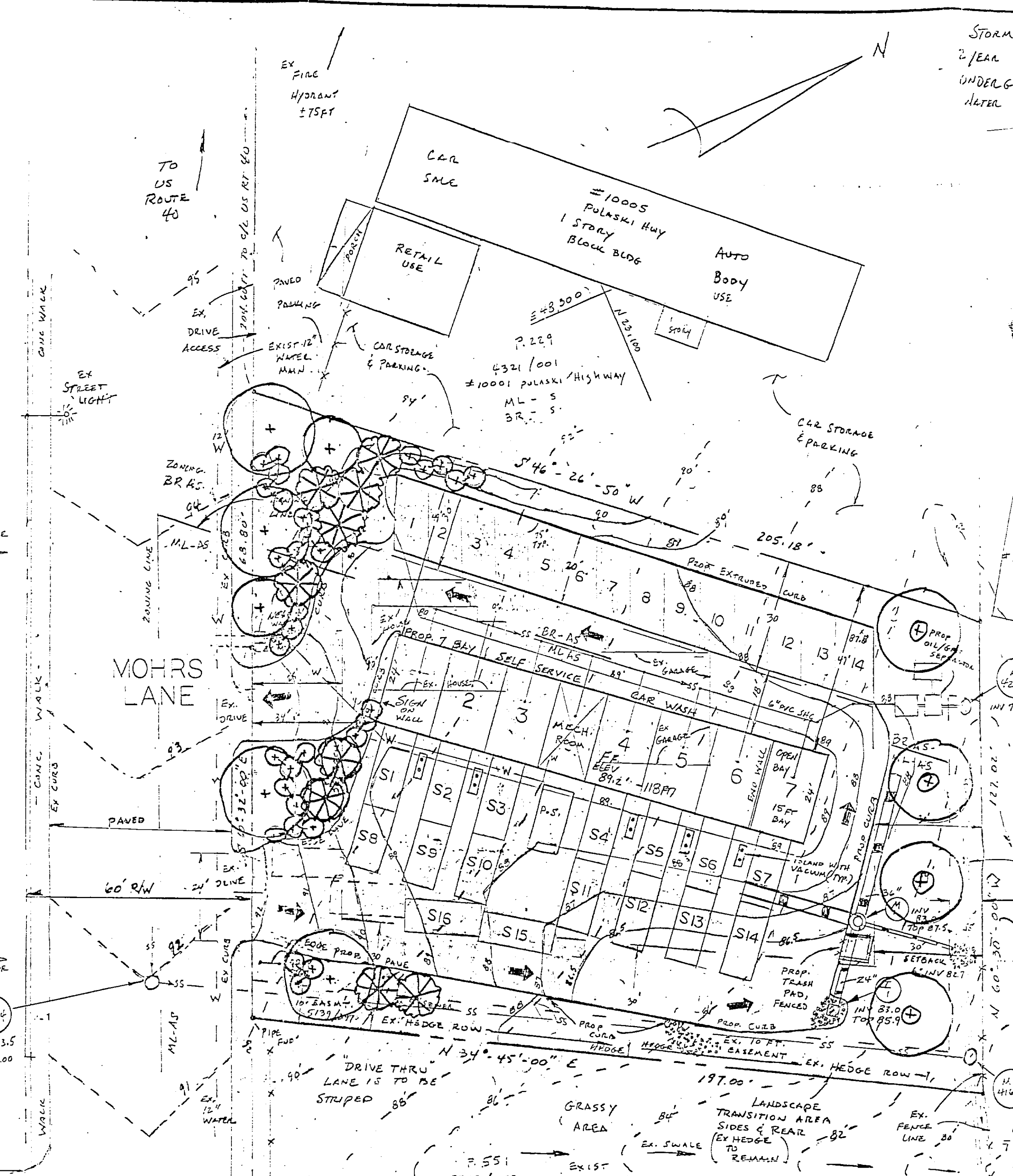
PLANTING SOIL MIX: 2/3 EXISTING SOIL (WITH ALL STONES OR DEBRIS 2" OR LARGER REMOVED), 1/3 PEAT-LIKE, COMPOSTED SLUDGE OR OTHER ORGANIC MATERIAL.

ALL GROUND COVER AND SHRUBS SHALL RECEIVE 3" TOPSOIL THOROUGHLY WORKED INTO THE TOP 6" OF EXISTING SOIL. ALL BEDS TO BE MULCHED 3" DEEP WHEN PLANT INSTALLATION IS COMPLETE.

PLANT LIST

- FRAXINUS AMERICANA - 'AUTUMN PURPLE' - ASH 2" CALIPER 4-TREES
- ZELKOVA SERRATA 'VILLAGE GREEN' - ZELKOVA 2" CALIPER 4-TREES
- PRUNUS YEDOENSIS - YOSHINO CHERRY 1 3/4" CALIPER 2-TREES
- PINUS STROBUS - WHITE PINE 6'-7' SIZE 9-TREES
- EVONYMUS ALATUS COMPACTUS - BURNING BUSH 32 SHRUBS 30" SIZE

P. 623
PLATBOOK 62/129



SCALE: 1" = 20'

HARVEY SALT CO.

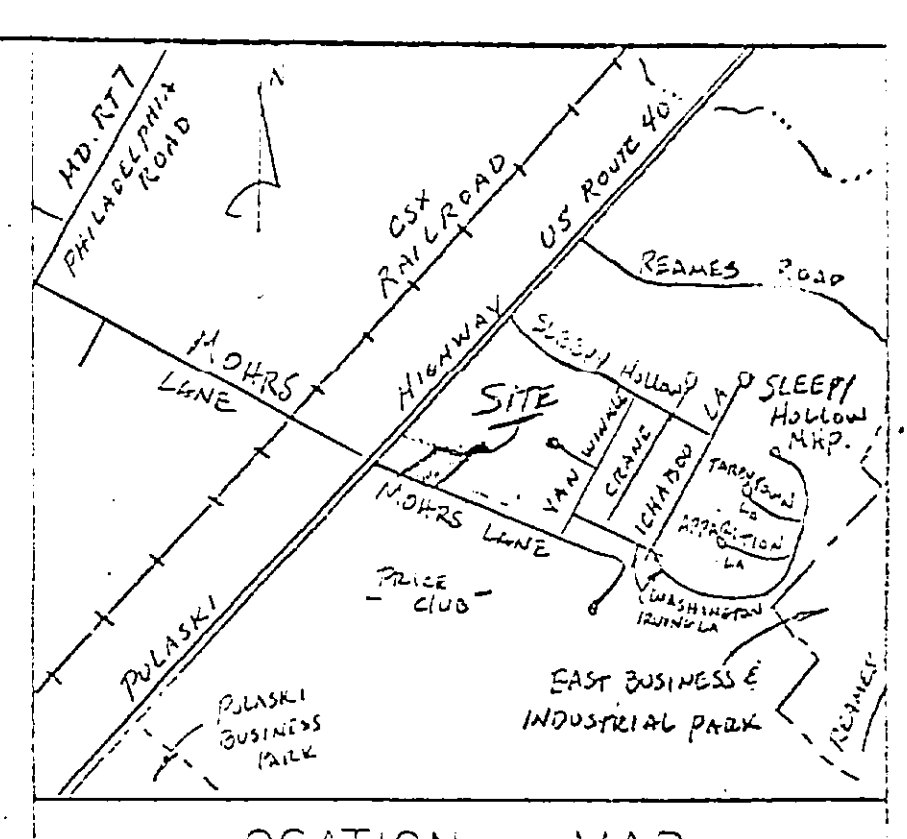
WAREHOUSE USE
#1325 MOHRS LANE
"ML-AS"

USE: WAREHOUSE
STORE DRYING SALT

REVISIONS

- REV #1: DRC COMMENTS
- REV #2: SIGN DETAILS
- REV #3: COMMENTS

STORMWATER MGMT STORAGE FOR
2 YEAR 10 YEAR PAIRED R/
UNDERGROUND PIPE STORAGE WITH
WATER QUALITY INLET



LOCATION MAP

1" = 1000'

NE 1/4

1335 MOHRS LANE

AREA - LOT AREA	0.666 AC.; 29,021.66 SF
PROP. BUILDING	24' x 118' = 2,832 SF ± 0.0976 FLOOR AREA RATIO
DEED REFERENCE	5960/507
TAX MAP NO.	82
PARCEL NO.	659
GRID	1 - E
COUNCILMANIC DISTRICT	5th
WATERSHED	WHITE MARSH RUN
EXISTING ZONING	ML-AS and BR-AS
ELECTION DISTRICT	15TH
CENSUS TRACT	16TH
SUBSEWER SHED	67H
SUBWATER SHED	67H
PROPERTY OWNERS	ALBERT J. ANDERSON AND DORIS A. ANDERSON FRANK PETRUCCI, JR. AND STELLA PETRUCCI
LESSEE	ALBERT J. ANDERSON 2410 EDWARDS LANE CHURCHVILLE, MD 410-838-2478
EXISTING USAGE	DWELLING AND VEHICLE REPAIR
PROPOSED USAGE	SELF-SERVICE CAR WASH 1 1/2 STORY STAKING REQUIREMENTS
TWO SPACES FOR EACH BAY	7 DAYS
TOTAL NUMBER OF BAYS	15
REQUIRED NUMBER OF DRYING SPACES	15
PROVIDED NUMBER OF DRYING SPACES	15
TWO VEHICLE SPACES FOR EACH BAY	14
REQUIRED NUMBER OF DRYING SPACES	14
PROVIDED NUMBER OF DRYING SPACES	14
FLOOR AREA RATIO:	
BUILDING = 24' x 118' = 2,832 SF	
SITE = 29,021.66 SF	
FLOOR AREA UNDER ROOF IS LESS	
NO WELLS, SEPTIC SYSTEM, OR BURIED TANK ON SITE	

CERTIFY UNDER OATH
THAT THERE ARE NO UNPAID ACCOUNTS FOR ANY OTHER DEVELOPMENT
WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON
WHICH A PERSONALITY, OR A PERSON
WHICH A PERSONALITY, OR A PERSON
WHICH A PERSONALITY, OR A PERSON

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Final Landscape Plan and that I am aware of the regulations presented in the Baltimore County Landscape Manual and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the landscape installation not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, County Office Building, 2001 N. Towson, MD 21204.

Owner's signature: *Albert J. Anderson* Date: *9/2/95*

Owner's Printed Name: *Albert J. Anderson* Title: *Owner*

Signature: *Steve R. Rasmussen* Date: *9/2/95*

Signature: *Cheryl A. Rasmussen* Date: *9/2/95*

Signature: *Cheryl A. Rasmussen* Date: *9/2/95*

120/DAY
0.45 ACRE

LIMITED EXEMPTION FILE #45-157-2

#1335 MOHRS LANE

Tax Account #1506100440

DRC #061955 DIST 15C5

DATE 6-19-95 - 8-9 event

PDM # XV-657

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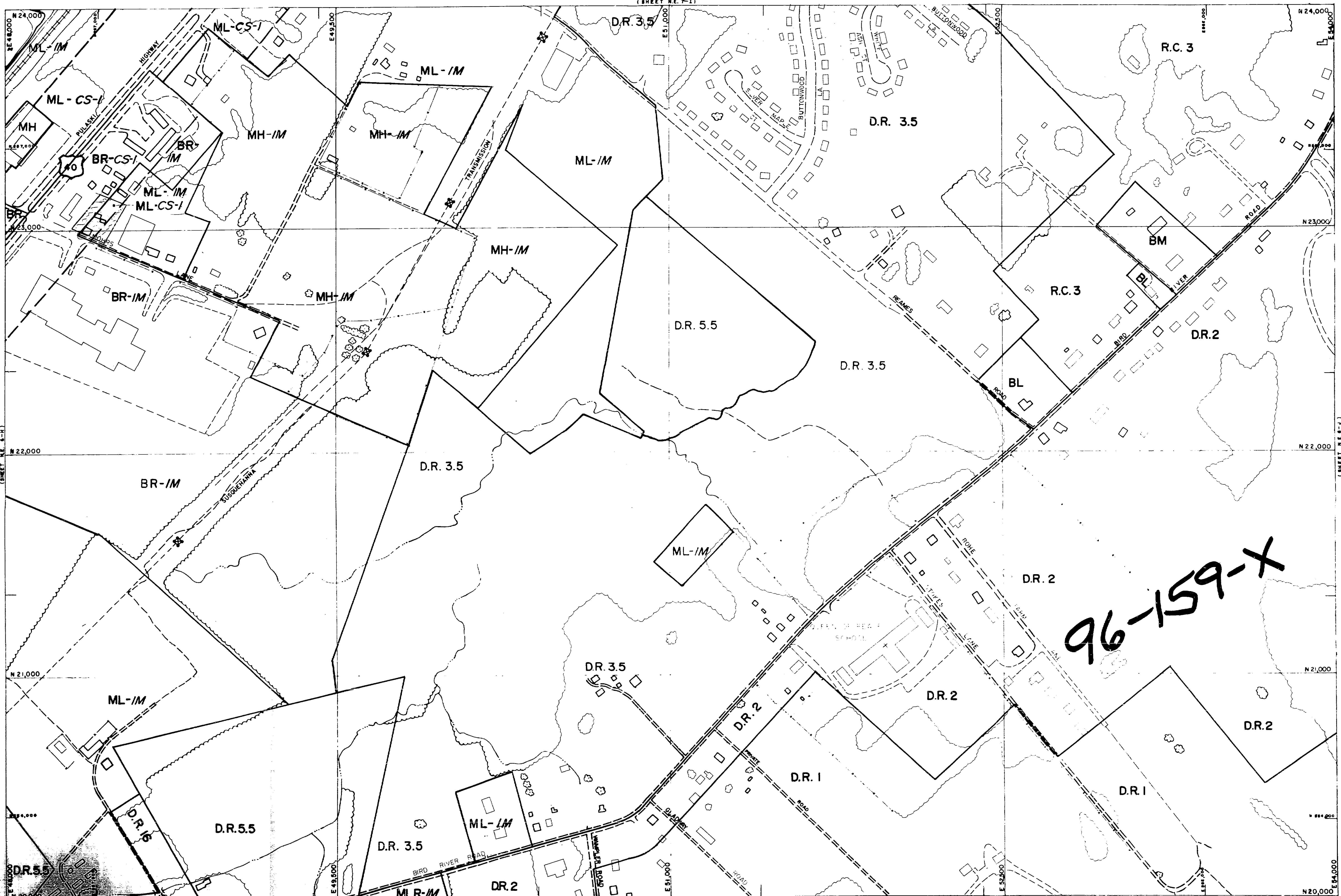
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M - SE
I - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard IV
Chairman, County Council

SCALE 1" = 200' ±	LOCATION MIDDLE RIVER VICINITY	SHEET N.E. 6-1
DATE OF PHOTOGRAPHY JANUARY 1986		

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